



APPROVED MEETING MINUTES - July 7, 2026
TOWN OF GREENSBORO PLANNING COMMISSION
Greensboro Free Library and via Zoom

MEMBERS PRESENT: Kent Hansen, Christine Armstrong, Janet Patterson, Sheila Dillon, Bob Youngman

OTHERS PRESENT: JoAnn Hanowski (4 PM)

1. CALL TO ORDER (5:00):

2. REVIEW AND APPROVAL: May 5, 2026 Regular Meeting Minutes; May 14, 2026 Work Session Meeting Minutes; June 6, 2026 Regular Meeting Minutes; June 18, 2026 Work Session Meeting Minutes. Kent wanted to amend the 6.18.26 minutes and to discuss those at the next regular meeting. He made a motion to approve the May 5, May 14 & June 6 meeting minutes as written. Approved by all.

3. PUBLIC COMMENTS: None

4. GLOVER PROJECT ACTION PLAN: Kent is reaching out to a firm to do a mineral appraisal of the property. If successful in finding a firm to do the mineral appraisal he will go to the SB with the information for their decision on next steps

5. TOWN PLAN UPDATE AND SECTION REVIEW: Alexis will have draft of the document by July 15; the GPC will hold a work meeting on July 23; August 1 is the deadline for a working draft after which we will schedule a public information evening meal and presentation for August 19 at GUCC? 5:30 -7:30?

6. HOUSING & CONSERVATION OVERLAY, ZONING GOALS: Discussion about barriers to housing.

1. Delete Multifamily as a Permitted Use in the Villages; continue as a Conditional Use. Improve and update the PUD bylaws, emphasizing conservation of over 50% open space with specific criteria. Expand the Extended Village District. Add smaller Multifamily housing as a Use in the expanded Extended Village District.

a. Discussed goals for regional workforce housing. The Plan will state that Greensboro will support regional workforce housing efforts. Include references to older residents' needs, not only new, young families.

b. Greensboro ZA and DRB will actively support small scale local developers who are focused on adaptive reuse and PUD projects. Fairlee, Vermont has had success with a local, small scale developer.

c. Agreed to Conservation Overlay District. Detailed zoning considerations to be decided after the Plan is in place. Act 171 directs towns to protect existing habitat corridors. Discussed maximum setbacks to insure wildlife corridors and pasture lands encourage development that takes place near existing roads. Discussion of pinchpoints.



d. Greensboro Bend District: Agreed to deepen the edge along Rte 16 to 1000' to expand housing options. Discussed the question of expansion of the current Village District boundary.

e. Discussed adding smaller multifamily units to EVD.

f. Reviewed Conservation PUD conditions.

g. Discussed idea of a one time subdivision of properties in the Rural Lands that are less than 19 acres. General sense that this is not a solution as it does not address affordability. Homeowners could generate cash for landowners but is this the role of a town plan? How many existing parcels are there in the Rural Lands, not in the Conservation Overlay District, that could be eligible? No agreement on this idea but Kent will find the exact data.

7. OTHER BUSINESS: Christine made a motion to extend our appreciation to Alexis Mattos for her years of service on the GPC. Approved by all.

8. ADJOURN @ 7:15. Motion made by Christine. Approved by all.

NEXT WORK PLAN SESSION: 7/23/26 3 PM @ the GREENSBORO FREE LIBRARY

NEXT REGULAR GPC MEETING: 8/4/26 @ the GREENSBORO FREE LIBRARY

C. Armstrong,
Clerk